

## CITY PLAN COMMISSION DOCKET

Tuesday, June 7, 2016

9:00 A.M.

26<sup>th</sup> Floor, Council Chamber**Members**

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council District	Planner	Docket No.
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**9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council District	Planner	Docket No.
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| 5 | JR | 1. | <b>Case No. 14694-P-</b> Generally located at 8710 Raytown Road -- to consider approval of a project plan in District B2-2 (Neighborhood Business) to allow construction of a 9,100 square foot Dollar General store.<br>Applicant: C G Buchalter, LLC repr. Mark Bush                       |
| 4 | AW | 2. | <b>Case No. 8897-P-5</b> – About .516 acres generally located at the southwest corner of Westport Road and Broadway Boulevard, to consider approval of a project plan in district B3-2 to allow for the construction of a new building.<br>Applicant: J Price Architecture repr. David Pence |

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- 2 JE 3. **Case No. SD 0964Z- Final Plat, Benton House of Staley Hills** -- About 10 acres generally located on the east side of North Woodland Avenue, about 1,000 feet north of NE Shoal Creek Parkway, to consider the approval of a final plat in Districts B3-2 (Community business, dash 2) and R-2.5 (Residential 2.5) creating one lot, street right of way and four tracts for an assisted living facility (nursing home).  
Applicant: Hunt Midwest Real Estate Dev. Inc., repr Lutjen, Inc.
- 5 OA 4. **Case No. SD 1176C- Final Plat, Three Trails Commerce Center** -To consider approval of a final plat in District MPD on approximately 35 acres generally located at the southeast corner of E. 87<sup>th</sup> Street and Elmwood Avenue, creating one (1) industrial lot and one (1) tract.  
Applicant: NPIF2 Three Trails Industrial Park LLC, repr Lutjen Inc.
- 2 PN 5. **Case No. 6029-P-35-** Request to approve a Chapter 80 final plan on approximately 2.57 acres generally located on the southwest corner of N.W. Skyview Avenue and N. Ambassador Drive to allow construction of a commercial structure in District B3-3 Community Business (dash 3)  
Application: Aldi, Inc., repr. Kaw Valley Engineering, Inc.
- 2 PN 6. **Case No. 9815-P-83-** Request to approve a Chapter 80 final plan on approximately 3.03 acres generally located on the north side of N.E. 82<sup>nd</sup> Terrace between N. Flintlock Road and Church Road to allow construction of a commercial structure in District B3-2 Community Business (dash 2)  
Applicant: W.D.S. Construction, Inc., repr Excel Engineering, Inc.
- 1 OA 7. **Case No. 12417-B-P-23-**To consider approval of a Final (Project) Plan in District SC (Shoal Creek), on about 1.3 acres generally located at the northwest corner of NE 82<sup>nd</sup> Terrace and N. Farley Avenue, and south of Missouri Route 152 (M-152), to allow for a 6,500 square foot multi-tenant retail/ commercial building.  
Applicant: SCV Fund I, LLC, repr. BHC Rhodes
- 1 JE 8. **Case No. 12417-B-P-24-** About 4 acres located at 8380 North Tullis Avenue, to consider approval of a final plan in District SC (Shoal Creek), to allow for a three-story medical office building with 39,300 square feet.  
Applicant: ACI Boland Architects, repr. John Dudek

**END OF CONSENT DOCKET**

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**CONTINUED CASE**

- 4 JR 9. **Case No. 14669-P**– About 1.2 acres generally located on the block bounded by W 45<sup>th</sup> Street on the north, Wornall Road on the east, W 45<sup>th</sup> Terrace on the south and Broadway Street on the west, excepting out the northwest and southeast corners of the block, to consider the approval of a Development Plan in District R-1.5 (Residential 1.5) for a multifamily residential use in one building. (Continued from 05-17-16 Testimony Given) Required Quorum: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Macy, Martin, and May  
Applicant: Warger Associates, LLC repr. Steve Warger

**NEW CASE**

- 6 JR 10. **Case No. 14672-UR**- About 0.5 acres generally located at the southwest corner of 63<sup>rd</sup> and Holmes to consider rezoning from District B3-2 (Community Business) to District UR (Urban Redevelopment) and a preliminary development plan to allow renovation and second story addition to an existing building for office uses.  
Applicant: BBG311, LLC, repr. Butch Rigby

**CONTINUED CASES**

- 5 OA 11. **Case No. 4311-UR-6**- About 9.2 acres generally located at the northeast corner of E. 63<sup>rd</sup> Street and Bushman Drive, to consider amending a previously approved URD Plan in District UR (Urban Redevelopment), to allow for a the existing shopping center and conversion of the existing bank to a gas station. (Continued from 05-03-16 Testimony given) Require Quorum: Baker-Hughes, Burnette, May, Martin and Macy  
Applicant: Levy Craig Law Firm, repr. Renaissance Infrastructure Consulting
- 6 OA 12. **Case No. 5647-P-7**- About 4 acres generally located at the southwest corner of I-49 and E. Red Bridge Road, to consider rezoning the tract of land form Districts R-7.5 (Residential dash 1.5) and B1-1 (Neighborhood Business 1 dash 2) to District B3-2 (Community Business dash 2). (Continued from 05-03-16 Testimony given) Required Quorum: Archie, Baker-Hughes, Burnette, May, Martin and Macy  
Applicant: Moham LLC, repr Kaw Valley Engineering, Inc., repr. Martin Arling

- 6      OA      13.      **Case No. 5647-P-8-** About 4 acres generally located at the southwest corner of I-49 and E. Red Bridge Road, to consider approval of a development plan in lieu of a Special Use Permit pursuant to Chapter 88-517-12-D, in District B3-2 (Community Business dash 2), to allow for a gasoline and fuel sales. Continued from 05-03-16 Testimony given) Required Quorum: Archie, Baker-Hughes, Burnette, May, Martin and Macy  
Applicant:      Moham LLC, repr Kaw Valley Engineering, Inc., repr. Martin Arling

#### NEW CASES

- 2      OA      14.      **Case No. 6460-UR-15-** About 93 acres generally bordered by Metro North Drive on the north, NW Barry Road on the south, N. Wyandotte Street on the east and Hwy 169 on the west, to consider rezoning the tract of land from District B3-2 (Community Business dash 2) to District UR (Urban Redevelopment), and approval of a development plan that allows for redevelopment of the existing Macy's building and construction of 885,000 square feet of mixed use commercial, hotel, theater and 150 residential units with 4,643 parking spaces, on 21 lots, in fourteen (14) phases  
Applicant:      Metro North Crossing, LLC, repr. Land Plan Engineering, P.A.
- 2      AW      15.      **Case No. 14567-SU-2-** 8107 NW Mace Road – About .26 acres generally located east of NW Mace Road and south of NW 82<sup>nd</sup> Street in District R-5/R-0.5, to consider approval of a special use permit for neighborhood serving retail to allow for the continued use of an existing structure as office, retail and personal improvement services uses.  
Applicant:      Justin and Venessa Gross, repr. White Goss
- 3      AW      16.      **Case No. 14678-P- – Independence Avenue Overlay District –** To consider the replacement of the Independence Avenue East Special Review District and the Independence Avenue West Special Review District with a special character overlay district, containing approximately 156 acres and generally bounded by Forest on the west and Ewing to the east and one half block north and south of Independence including complete existing parcel depth; Paseo generally bounded by Independence Avenue on the north and E 8<sup>th</sup> Street to the south and one half block east and west of Paseo including complete existing parcel depth; and Prospect generally bounded by Independence Avenue on the north and E 8<sup>th</sup> Street to the south and one half block east and west of Prospect including complete existing parcel depth.  
Applicant:      City Planning & Development

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- 4      JE      17.      **Case No. 14683-UR-** About 1 acre generally located at the northeast corner of Gillham Rd and E 31<sup>st</sup> St to consider rezoning from District M1-5 (Manufacturing 1) to District UR (Urban Redevelopment) and to consider a preliminary development plan which also acts as a preliminary plat to allow the renovation of an existing building and construction of a new building for a mixed use project consisting of approximately 6,000 square feet of commercial uses and 123 residential units.  
Applicant:      Lathrop & Gage LLP, repr. El Dorado Inc.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).

DB: nw